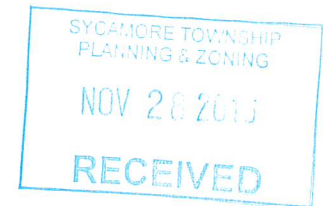


11/24/2016

Miriam Haas
4777 Kugler Mill
Cincinnati, Ohio 45236



Sycamore Township
Dept. of Planning & Zoning
8540 Kenwood Road
Cincinnati, Ohio 45236

Dear Zoning Committee

The purpose of this letter is to request a variance for the fence recently installed on my residence at 4777 Kugler Mill Rd. We believe that we have a unique safety situation due to the the following reasons.

First we live in a house that was built over 80 years ago. We believe that our house has a special charm in design and location. The house is positioned at an angle on the property with the front door opening directly into the intersection of Kenwood & Kugler Mill. We have been informed that a corner house has two front yards. Most houses would be positioned facing either one intersecting road or the other. In the usual rectangular shaped parcels of land that works well in dividing the yard into the front sides and what is considered the back yard. Our driveway is located on Kugler Mill and our garage opens directly facing Kugler Mill. We consider the yard facing and running parallel to Kugler Mill our front yard. The yard that is on the other side of the house from our front to be our back yard. The angle of the house would suggest that part of our back yard would be a side yard. I understand that due to our corner house and the two front yard scenario that we must move our fence back towards our S.West corner of the the house. Moving the fence to that location would basically be cutting what we consider our back yard down by about 2/5ths. This is how we view our house and property at 4777 Kugler Mill rd.

We have serious safety concerns at this location that are unique. The intersection of Kenwood Rd. & Kugler Mill rd. is a dangerous intersection with accidents occurring on average probably close to 8 or more times a year. We live on the south west side of the intersection. The Speed Limit is 35 on Kenwood Rd. Just before our intersection Kenwood Rd. crests and begins a downward slope. Cars pick up speed from the slope heading into the intersection. There is also the need for people to BEAT the red light that makes them speed thru the intersection.

WE have cars traveling well over 40 miles an hour when entering our intersection.

Due to this being a four lane road there are blind spots. When heading North on Kenwood rd. and turning west or left onto Kugler Mill is particularly dangerous.

When there is a car heading south on Kenwood waiting to turn left (east) on to Kugler Mill, the view of the northward traffic on Kenwood approaching the intersection looking at the outside or curb lane traffic heading south into the intersection is obstructed .

Many accidents occur when cars are turning left onto Kugler Mill from the south heading into the intersection. The speed of the cars heading into the intersection is dangerous to the drivers and pedestrians close to that location.

Our property is located so that the speed of the southbound car that glances off another car turning left onto Kugler Mill has launched several vehicles into our property which could have been deadly to one of our Family members friends or pets.

I can think of at least 5 instances where a vehicle glanced off another into our yard.

I am sure that a few have happened while we were not home and we wouldn't know about.

We have had a car on our sidewalk next to our front porch just feet from the house.

The point is that there is an area of our property that we don't use due to the dangerous conditions of the intersection. That area is the whole of our North East corner about 50 feet into our property from Kenwood rd. and from our house to Kugler Mill.

That area has had vehicles land in it and most have been disabled in one way or another once they come to a stop on our property.

We just removed a large ash tree from our (Front) yard that had a large piece of bark removed from a car hitting it.

The Fence:

Our fence has been located so we can step out the BACK DOOR and into a secure area.

We watch our Grand Children and feel safe with the 6 foot fence blocking traffic.

Our old dog passed recently and we would like to get another soon. We like our large breeds for security but mostly because we just like large dogs. A young dog can top a 4 foot fence.

If they get over it once the mental hurdle is gone and they will continue to jump it.

We would like to let our dog out the BACK DOOR and know that he is secure from traffic.

It was about ten years ago that we planted a row of Spruce trees to give us privacy along Kenwood road and they do a good job.

What we are asking for is to let us keep our six foot fence as it is and where it is.

We can't safely use a portion of our property in the front north east section.

We are asking to let us use a portion of our property that Sycamore Township considered a side yard as a back yard as we have come to call it and use it as such.

We are asking for a Variance on our property to leave our fence as is for the reasons that we have stated.

Thank you,

Miriam & Robert Haas

4777 Kugler Mill Rd.

Cincinnati Ohio 45236